CHADDS FORD TOWNSHIP PLANNING COMMISSION February 13, 2008

MINUTES

The Planning Commission of Chadds Ford Township met at the Municipal Building on Wednesday, February 13, 2008, 7:30 PM. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, members Paul Vernon and Gary Whelan. Also in attendance were Joseph A. Mastronardo, Township Engineer and Maryann D. Furlong, Acting Planning Commission Secretary. Joseph Barakat and Planning Commission Secretary Gail Force were not in attendance.

CALL TO ORDER

The meeting was called to order at 7:36 PM.

PUBLIC COMMENT

There was no public comment.

APPROVAL OF MINUTES OF January 9, 2008

Upon motion and second (Todd, Vernon) the minutes of the January 9, 2008 Planning Commission meeting were unanimously approved.

GLEN EAGLE SQUARE PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

Rocco Imperatrice, Esquire and Charles J. Olivio, PE, Stantec Consulting Services, representing applicant Glen Eagle Realty, LLC sought a recommendation of approval of a land development application for Glen Eagle Square Shopping Center. The project intends to demolish an existing bank on Lot 1 and move it north to Lot 2 after demolition of an existing two-story house. Mr. Olivio addressed comments included in the Township Engineer's review letter dated February 11, 2008. The Township has agreed to act as applicant for the PennDOT HOP permit with engineering to be performed by the applicant.

All of Mr. Mastronardo's comments were acceptable except as noted:

ZONING

Comment 1. Applicant will need a ruling from the Township Solicitor as to whether or

not the recent zoning decision inferred relief from Township ordinances regarding a side yard setback.

SUBDIVISION AND LAND DEVELOPMENT

Traffic

Final design of the Marshall Road and Route 202 intersection is pending input from PennDOT. Sight distance from the proposed driveway was discussed.

MOTION TO RECOMMEND PRELIMINARY/FINAL APPROVAL – GLEN EAGLE SQUARE

Upon motion and second (Vernon, Whelan), Planning Commission members recommended preliminary/final approval of the land development application pending resolution of the zoning setback issue by the Township Solicitor, review and approval by the Fire Marshall and final approval by the Township Engineer.

Commission

CF Township Planning

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OTHER COMMISSION MATTERS

Planning Commission members adjourned the formal hearing at 8:02 PM and remained to discuss sketch presentations of residents Lou Hall and Joe Grace, Sr.

Respectfully submitted,

MARYANN D. FURLONG
Acting Planning Commission Secretary